



THE
A-TEAM

**RE/MAX
FIRST**

15 CRAMOND Circle, Calgary t3m 1e3

MLS®#: **A2161163**

Area: **Cranston**

Listing Date: **09/04/24**

List Price: **\$569,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Finished Floor Area
Abv Sqft: **920**
Low Sqft:
Ttl Sqft: **920**

Lot Information

Lot Sz Ar: **3,283 sqft**
Lot Shape:

DOM

15
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Private**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Stove(s),Washer,Window Coverings**
Int Feat: **High Ceilings,Laminate Counters,No Animal Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`5" x 8`0"
Dining Room	Main	8`0" x 8`0"
Bedroom	Main	8`3" x 7`8"
Kitchen	Lower	13`8" x 7`9"
Bedroom	Lower	15`1" x 12`10"

Room	Level	Dimensions
Living Room	Main	15`5" x 8`8"
Bedroom - Primary	Main	14`0" x 13`0"
4pc Bathroom	Main	7`8" x 4`11"
Family Room	Lower	12`0" x 11`2"
4pc Bathroom	Lower	8`10" x 7`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0214141

Remarks

Pub Rmks: ****Investor Alert** Welcome to this awesome bungalow with a fully developed illegal suite with separate entrance located in the desirable community of Cranston . This bright & open main floor plan features sleek plank vinyl flooring, soaring vaulted ceilings, & skylight which is sure to impress. The spacious living room features oversized windows flooding the property with natural light and a gas fireplace so you can cozy up & read a good book! The open kitchen has tons of cabinets, counter space & storage for the chef in you. The main floor finishes off with 2 bedrooms, including a large primary bedroom with a cheater door proving direct access to the bathroom.. The fully finished basement with its own separate entrance is also bright & open with a 1-bedroom illegal suite which includes a bright white kitchen, roomy living/dining room, 4-pce bath & tons of storage. Don't forget about the double detached garage, quiet location & a front drive: ideal for additional parking. Cranston provides the opportunity for year-round recreational activities for you to take part in including green spaces, playgrounds, a splash park, mobile skate park, tennis/pickleball courts, basketball nets, tobogganing hill, an outdoor skating rink and a great community association building with a gymnasium and banquet hall. Outdoor enthusiasts will truly enjoy the close proximity to the Bow River pathways, Fish Creek park and the Blue Devil and McKenzie Meadows golf courses. Those commuting downtown or anywhere in Calgary will enjoy easy access to major roadways like Stoney and Deerfoot Trails. Once you move here you will have transit, restaurants, grocery stores as well as shopping all within walking distance and you'll be just minutes from the neighbouring Seton shopping/entertainment district which offers a VIP theatre and the South Health Campus. This home is perfectly set up for a first-time buyer to live up or down, or an investor to rent up & down. Homes like this don't come up for sale very often so don't to wait call and book your private viewing today!**

Inclusions: **Property includes 2 full sets of appliances**
Property Listed By: **RE/MAX Landan Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







